

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>Chris Barsness (SBN 222861)</p> <p>Law Office of Chris Barsness</p> <p>15615 Alton Parkway, Suite 450</p> <p>Irvine, CA 92618</p> <p>(949) 529-1072</p> <p>Chris@irvinecounsel.com</p>	<p>FOR COURT USE ONLY</p>
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UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION	
In re: Bradley Ray Fox	CASE NO.: 8:20-bk-10958-TA CHAPTER: 11
Debtor(s).	NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 03/24/2021	Time: 10:00 am
Location: * 411 West Fourth Street, Fifth Floor, Courtroom 5B, Santa Ana, CA 92701	

Type of Sale: ☐ Public ☒ Private **Last date to file objections:** 03/09/2021

Description of property to be sold:
Residential Real Property located at 2545 Iris Way, Laguna Beach, CA 92651

Terms and conditions of sale: Purchase Price of \$2,900,000
Deposit \$87,000; Sold "As Is"; Buyer and Seller to split escrow and title fees.

Proposed sale price: \$ 2,900,000.00

Overbid procedure (if any): Only qualified bidders may submit and overbid. See Sale Motion filed with Court. Each bid must be received by the Debtor's Counsel no later than three (3) business days prior to the hearing on the Sale Motion. The initial overbid must exceed the Purchase Price by a minimum of Ten Thousand Dollars (\$10,000) and each subsequent bid must be in increments of at least Five Thousand Dollars (\$5,000).

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

March 24, 2021 at 10:00a.m. in Courtroom 5B of the US Bankruptcy Court located at 411 West Fourth Street, Santa Ana, CA

* See the notice of hearing filed with the Court for Zoom Court Appearance Information.

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Chris Barsness
Law Office of Chris Barsness
15615 Alton Parkway, Suite 450
Irvine, CA 92618
Phone (949) 529-1072
Fax (949) 534-4317
Email Chris@irvinecounsel.com

Date: 02/23/2021

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
15615 Alton Parkway, Suite 450, Irvine, CA 92618

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* 02/23/2021, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:
See attached.

☒ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* 02/23/2021, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.
See attached.

☒ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL *(state method for each person or entity served)*: Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* 02/23/2021, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.
See attached.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

02/23/2021 Chris Barsness
Date *Printed Name*

/s/Chris Barsness
Signature

In re: Bradley Ray Fox

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PROOF OF SERVICE ATTACHMENT

I) ECF Notice

<u>Trustee</u>	Frank Cadigan	frank.cadigan@usdoj.gov
<u>US Trustee</u>	Michael J Hauser	michael.hauser@usdoj.gov
<u>Request for NEF</u>	Valerie Smith	claims@recoverycorp.com
<u>US Trustee</u>	United States Trustee (SA)	ustpreion16.sa.ecf@usdoj.gov
<u>Request for NEF</u>	Robert P Zahradka	caecf@tblaw.com
<u>Debtor's Attorney</u>	Chris Barsness	chris@irvinecounsel.com
<u>Howard Camhi on behalf of Creditor Jennifer French</u> hcamhi@mrlp.com , bankruptcy@mrlp.com ;		
camhihr98234@notify.bestcase.com ; echun@mrlp.com ; jkissinger@mrlp.com		
<u>Robert P Zahradka on behalf of Creditor CITIMORTGAGE, INC.</u> caecf@tblaw.com		

II) Served by US Mail

<u>Debtor</u>	<u>Secured Creditor/Per Claim</u>	<u>Top 20 Unsecured Creditor/ Per Claim</u>
<u>Bradley Fox</u>	American Express	
<u>2545 Iris Way</u>	c/o Beckett and Lee, LLP	Capital One Bank
<u>Laguna Beach, CA 92651</u>	P.O. Box 3001	4515 N. Santa Fe Ave.
<u>Priority Creditor</u>	Malvern, PA 19355-0701	Oklahoma City OK 73118
<u>Internal Revenue Service</u>	<u>1 Trust Deed -Secured Creditor</u>	<u>Top 20 Unsecured Creditor</u>
<u>Centralized Insolvency Operations</u>	Cenlar Federal Savings 425	Credit One Bank
<u>P.O. Box 7346</u>	Phillips Blvd Ewing, NJ	P.O. Box 98873
<u>Philadelphia, PA 19101-7346</u>	08616	Las Vegas, NV 89193
<u>Priority and Secured Creditor</u>	<u>2 Trust Deed -Secured</u>	<u>Top 20 Unsecured Creditor</u>
<u>Franchise Tax Board</u>	<u>Creditor</u>	MCM Grand, LLC
<u>BK Section, MS: A-340</u>	Pentagon Federal Credit Union	c/o Hubers, Myles
<u>P.O. Box 2952</u>	9494 Miramar Rd.	1235 Parker Place #2M
<u>Sacramento, CA 95812</u>	San Diego, CA 92126	San Diego, CA 92109
<u>Priority Creditor</u>	<u>Secured Creditor</u>	<u>Top 20 Unsecured Creditor</u>
<u>Blasing, Darcy</u>	SunServe Energy	Kakar, Sanj
<u>4401 Park Glen Road #137</u>	P.O. Box 843840	26731 Mont Calabasas Calabasas,
<u>Minneapolis, MN. 55416</u>	Dallas, TX 75284	CA 91302
<u>Priority Creditor</u>	<u>Top 20 Unsecured Creditor</u>	<u>Top 20 Unsecured Creditor</u>
<u>Blasing, Darcy</u>	Aguirre, Jason	Pagter, Gibson
<u>c/o Riverside County Child</u>	7616 W. Courtney	Pagter & Isaacson
<u>Services</u>	Campbell Causeway #147 Tampa	525 N. Cabrillo Park Dr.,
<u>2041 Iowa Ave</u>	Bay, FL 33607	#104
<u>Riverside, CA 92507</u>	<u>Top 20 Unsecured Creditor/</u>	Santa Ana, CA 92701
<u>Priority Creditor</u>	<u>Per Claim</u>	<u>Top 20 Unsecured Creditor</u>
<u>Fox, Jennifer</u>	Aspire Mastercard	Scullion, Roger
<u>20 Calle Avenita</u>	c/o The Bank of Missouri	12 Heartside Rd
<u>San Clemente, CA 92673</u>	P.O. Box 105555	Ladera Ranch, CA 92694
	Atlanta, GA 30348	

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Top 20 Unsecured Creditor

Vanaki, Arash
21 Woodpine Dr
Irvine, CA 92604

Top 20 Unsecured Creditor

Whalen, Maria
2650 W. Dumont Dr.. Coeur
D'Alene, IA 83815

Top 20 Unsecured Creditor

Williams, Cliff
6725 Edgemere Dr. Temple
Hills, MD 20748

Presiding Judge

Honorable Theodor C. Albert
U.S. Bankruptcy Judge
411 W. Fourth St., Rm 5085
Santa Ana, CA 92701

Buyer

David Chang and Denise Lee
2219 Canyon Road
Arcadia, CA 91006

Party In Interest

Kristina Roth

Debtor Real Estate Broker

Mariana Forsea
First Team Real Estate
32451 Golden Lantern Suite 200
Laguna Niguel, CA 92677

III) Served by Personal Delivery, Overnight Mail, Facsimile, or Email